



THE
A-TEAM

**RE/MAX
FIRST**

2820 36 Street, Calgary T3E 3A1

MLS® #: **A2196307**

Area: **Killarney/Glengarry**

Listing Date: **02/27/25**

List Price: **\$1,335,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2018**

Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,364**
Low Sqft:
Ttl Sqft: **2,364**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 (or more) Storey,Attached-Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`0" x 9`0"	Dining Room	Main	14`0" x 10`7"
Living Room	Main	15`5" x 13`5"	Family Room	Basement	15`5" x 15`5"
Foyer	Main	8`2" x 6`5"	Office	Second	13`0" x 8`7"
Game Room	Basement	13`8" x 12`7"	Laundry	Second	10`9" x 9`3"
Mud Room	Main	7`1" x 5`9"	Storage	Basement	4`4" x 4`1"

Bedroom - Primary
Bedroom
2pc Bathroom
4pc Bathroom

Third 15`8" x 13`9"
Second 12`5" x 11`7"
Main 5`11" x 4`11"
Second 11`11" x 7`10"

Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Second 14`6" x 10`9"
Basement 11`2" x 10`8"
Basement 7`11" x 4`11"
Third 12`8" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1910483**

Zoning:
R-CG

Remarks

Pub Rmks: **A stunning custom built home designed by Dean Thomas and built by Braemyn Construction, this property is a rare gem that stands apart from the typical spec built home. Showcasing a modern brick exterior, it boasts over \$100K in custom, maintenance-free landscaping, including a 400 sq. ft. wood pergola on the rear patio and artificial turf in the backyard—perfect for pets. The home features an irrigation system, exterior yard lighting, and Genstar programmable soffit lighting for year-round ambiance. The upgraded garage includes window, insulation, drywall, and lush summer vines for added charm. Inside, the timeless design flows seamlessly across all four levels. The lower level offers a fully equipped gym with rubber flooring, a glass door, and a mirrored wall, along with a spacious rec area, a full bathroom, a storage closet, and a bedroom with a large concrete window well. The main floor is bathed in natural light, featuring white oak hardwood, an open-concept layout, Lutron dimmers, a reverse osmosis water tap, a garburator, and an upgraded Wolf gas stove. The kitchen is thoughtfully designed with extensive cabinetry, dovetail wood drawers, and sliding glass patio doors leading to the beautifully landscaped yard. The second level includes two well-sized bedrooms, a full laundry room, a flex space, and a Jack-and-Jill bathroom. The top level is dedicated to the luxurious primary suite, complete with a private patio offering stunning downtown views, a spacious walk-in closet, and a spa-like en-suite with heated floors. Additional upgrades include central A/C, a water softener, full window treatments, and a Vac-u-flow system. Nestled on a quiet, tree-lined street adorned with mature elm trees, this exceptional home offers both luxury and comfort in a truly desirable location.**

Inclusions: **Hood Fan, Pergola, Yard Lighting, Reverse Osmosis Tap,**
Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













